

# FOR SUBLEASE | 9,320± SF R&D LAB SPACE

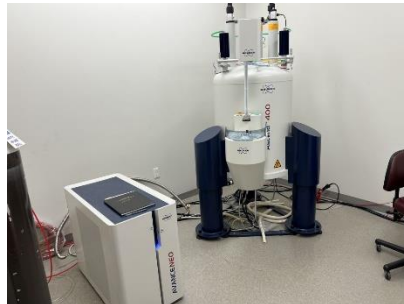
## FULLY BUILT OUT LAB SPACE IN BRANFORD BUSINESS PARK

21-23 Business Park Drive, Branford, CT 06405

SUBLEASE RATE: Call Listing Broker | Sublease Term Expires

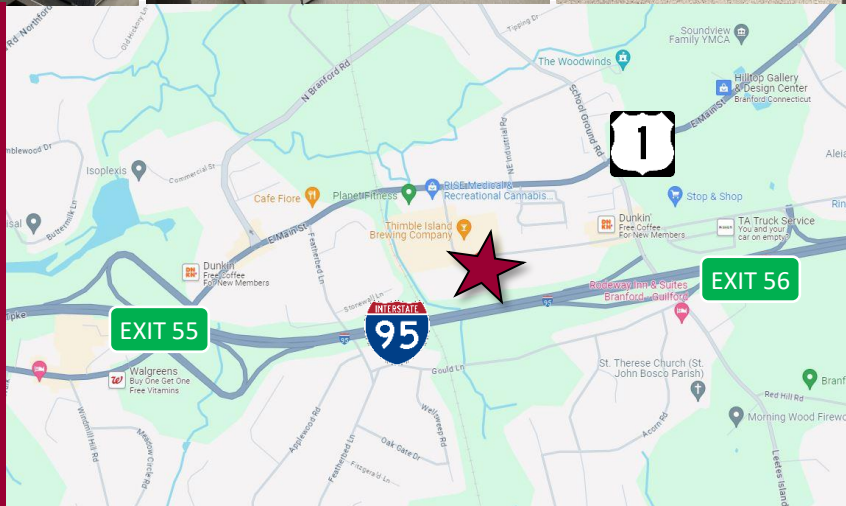


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- Full Chemistry Lab Buildout
- 5 Bench Top Hoods
- 2 Walkin Hoods
- 1 Low Bench Hood
- Securall Chem Storage
- Backup Power Generator
- Lab Ovens
- Buschi Rotovapors
- Buchi Heating Bath + Pump
- Bruker Ascend 400 NMR
- Full Equip. List Available

For more information contact: Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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## FULLY BUILT OUT LAB SPACE IN BRANFORD BUSINESS PARK

21-23 Business Park Drive, Branford, CT 06405

SUBLEASE RATE: Call Listing Broker | Sublease Term Expires 11/08/2025



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### BUILDING INFORMATION

GROSS BLDG AREA 35,940± SF  
 AVAILABLE AREA 9,320± SF  
 WILL SUBDIVIDE TO 9,320± SF  
 OFFICE AREA 10 Offices  
 NUMBER OF FLOORS 1  
 CLEAR HEIGHT 15±  
 DRIVE-IN DOORS 1 Delivery Door  
 CONSTRUCTION Masonry and Steel  
 ROOF TYPE Flat Membrane  
 YEAR BUILT 1983

### SITE INFORMATION

SITE AREA 4.70 Acres  
 ZONING IG-2  
 PARKING Open Parking  
 SIGNAGE Pylon  
 VISIBILITY Excellent – Industrial Park  
 HWY ACCESS I-95

### EXPENSES

RE TAXES  Tenant  Landlord  
 UTILITIES  Tenant  Landlord  
 INSURANCE  Tenant  Landlord  
 MAINTENANCE  Tenant  Landlord  
 JANITORIAL  Tenant  Landlord

**DIRECTIONS** I-95 Exit 56 to Branford  
 Business Park

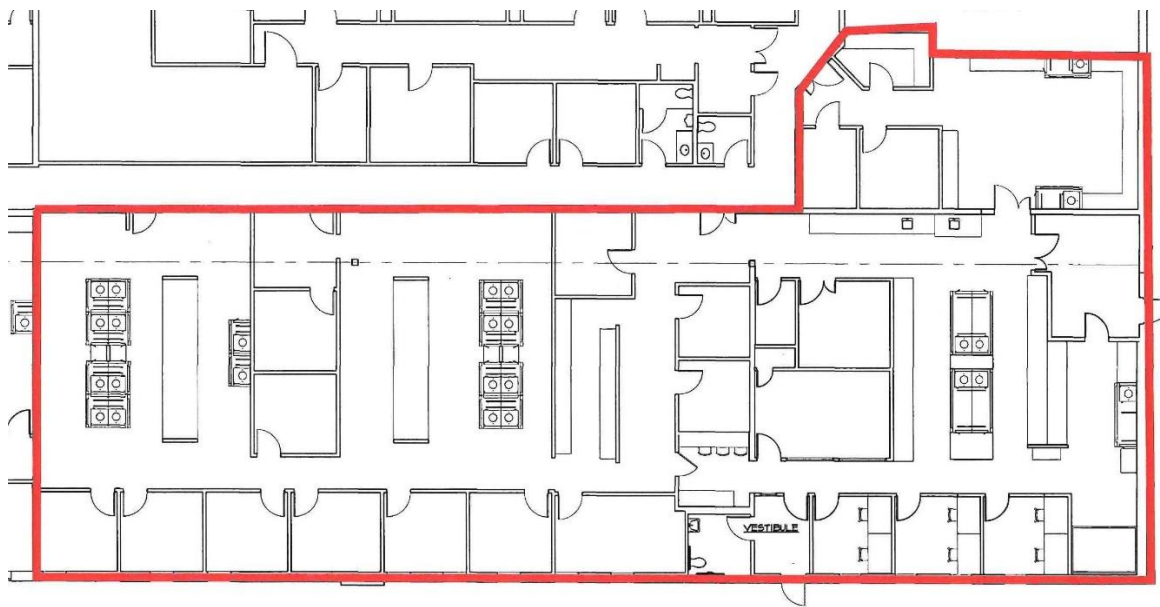
### MECHANICAL EQUIPMENT

AIR CONDITIONING Full A/C Heavy Air Chages  
 TYPE OF HEAT Gas  
 SPRINKLERED Yes  
 ELECTRIC SERVICE Central Air

### UTILITIES

SEWER Public Connected  
 WATER Public Connected  
 GAS Public Connected

**COMMENTS** O,R&L Commercial is pleased to present 9,320± SF of R&D Lab space for Lease, fully fit-out including: Bench top Chem Hoods, Walk in Hoods, benches, lab ovens, fully equipped Chemical lab. Full list of equipment available. The space is available in a multi-tenanted professionally managed building with great parking, 15 minutes to Yale University, 10 minutes to Tweed Airport.



### Property Highlights

- Professionally Managed
- Multi-Tenanted Building
- 15 Minutes to Yale University
- 10 Minutes to Tweed Airport
- Great Workforce
- Great Parking
- Many area amenities



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